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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517830

Doc Stamp-Deed: \$0.70

Recording: 18.50
Doc Stamps: .70

Prepared WITHOUT BENEFIT OF TITLE EXAM
By And Return To:
Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota FL 34233

Parcel ID #2010-02-2032

WARRANTY DEED

THIS WARRANTY DEED, made by AUDREY LANDERS, an unmarried woman, whose post office address is 688 Eagle Watch Lane, Sarasota, FL 34229, herein called Grantor, to AUDREY LANDERS, as Trustee under the provisions of the AUDREY LANDERS LIVING TRUST dated December 20, 1996, whose post office address is 688 Eagle Watch Lane, Sarasota, FL 34229, or any successor trustee, herein called Grantee:

WITNESSETH: That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota, Florida:

Unit No. 505, SUNSET TOWERS, a Condominium, according to the Declaration of Condominium recorded in O. R. Book 1380, Page 1411, as per plat thereof recorded in Condominium Book 14, Page 41, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

Ruth B. Landers died on April 18, 2024 and was not survived by a spouse or minor child.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of her family resides on the above property or any property adjacent thereto; the above described property does not constitute any part of the Grantor's homestead under the laws of the State of Florida.

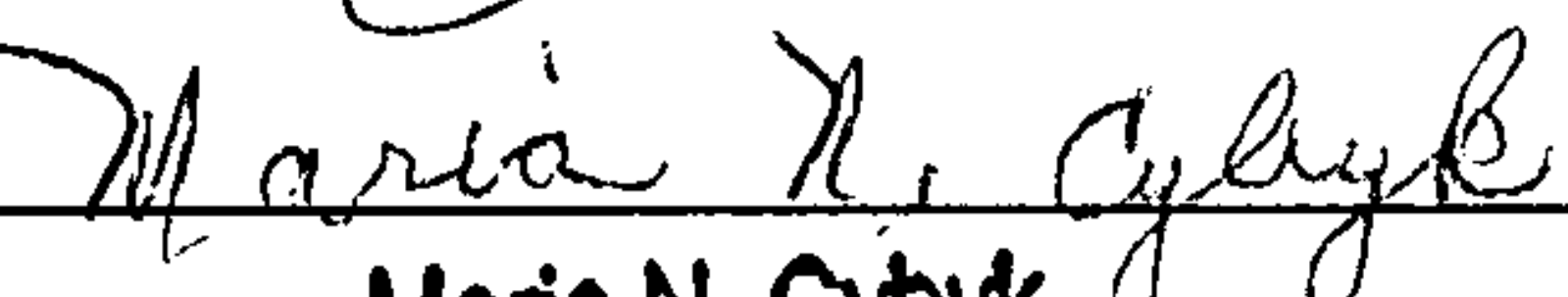
TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes §689.073.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

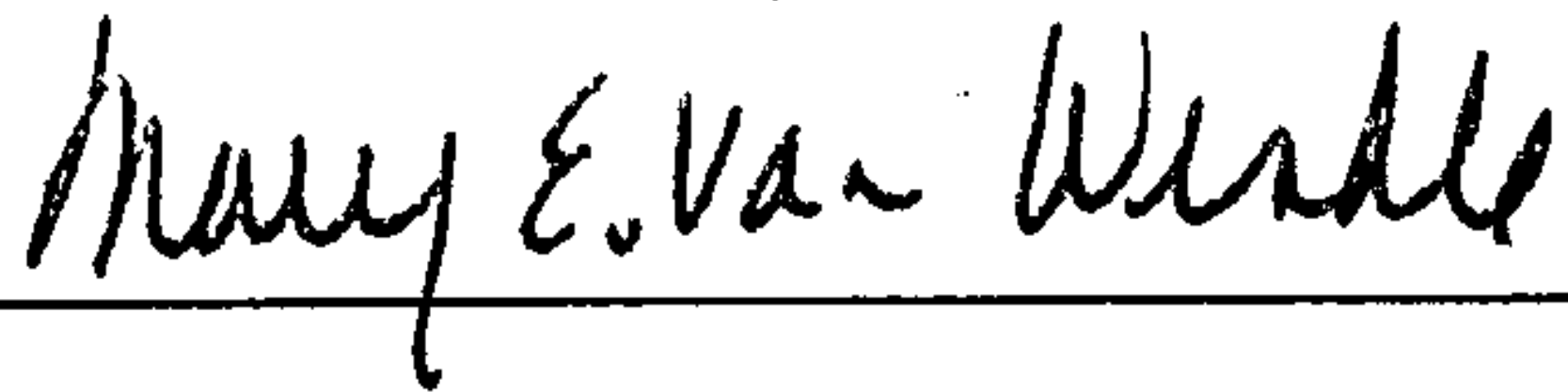
IN WITNESS WHEREOF, Grantor signed and sealed this deed on July 9th, 2026.

Signed, sealed and delivered
in the presence of:


AUDREY LANDERS


Maria N. Cybyk

3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233


Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of July, 2026 by AUDREY LANDERS, who is personally known ☒ OR ☐ who produced _____ as identification.

Mary E. Van Winkle

My Commission Expires:

Notary Public - State of Florida



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026